

11/30/11 4:35:14
OK W BK 670 PG 459
DESDTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PAUL F. T. EDWARDS, ESQ.
EVANS | PETREE PC
1000 RIDGEWAY LOOP RD., STE. 200
MEMPHIS, TN 38103
901-525-6781
MISSISSIPPI BAR NO. 8577

Index Under:
SW ¼ of Section 27, Township 1 South, Range 7 West, Desoto County, Mississippi

SPECIAL WARRANTY DEED

<u>GRANTOR'S ADDRESS:</u>	<u>GRANTEE'S ADDRESS:</u>
BANK OF BARTLETT 6281 STAGE ROAD BARTLETT, TN 38134 901-382-6600	Jo Ann Lott 4265 Chalice Drive Southaven, MS 38671 (662) 357-3634 NA Diane Ferguson 2032 Rocky Hill Road Camden, MS 39045 (601) 942-6902 NA

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Bank of Bartlett**, a Tennessee banking corporation ("Grantor"), does hereby sell, convey and warrant unto **Jo Ann Lott, unmarried and Diane Ferguson, unmarried, as joint tenants with right of survivorship** ("Grantee"), in the following described real estate (the "Property") situated in Desoto County, Mississippi, to-wit:

That certain real property described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth verbatim.

For the purposes of clarity, the Property is one and the same as that certain property conveyed to Grantor from RCCR Investments, LLC, a Mississippi limited liability company, by Quit Claim Deed executed and recorded contemporaneously herewith in the Chancery Clerk's Office of Desoto County, Mississippi.

TO HAVE AND TO HOLD, the aforesaid Property together with all appurtenances, including without limitation, all appurtenant easements and hereditaments thereunto belonging or in otherwise appertaining unto Grantee, its successors and assigns, in fee simple forever and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee, that it has good right to sell and convey the Property, that the Property is unencumbered, except for:

- 1.) 2011 City and County Taxes, not yet due and payable which the Grantee assumes and agrees to pay.
- 2.) Subdivision Restrictions, Building Lines and Easements of record in Plat Book 75, Page 26 in the Chancery Court Clerk's Office of Desoto County, Mississippi.

- 3.) Easements of record in Book 41, Page 218 and Book 200, Page 49 in the Chancery Court Clerk's Office of Desoto County, Mississippi.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 16th day of November, 2011.

BANK OF BARTLETT

By: Chris Willoughby

Title: First VP

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of November, 2011, within my jurisdiction, the within named Chris Willoughby, who acknowledged that he is First Vice President of Bank of Bartlett, a Tennessee banking corporation, and that for and on behalf of said Bank of Bartlett, a Tennessee banking corporation, and as its act and deed he executed the above and foregoing instrument, after first having been authorized by said Bank of Bartlett, a Tennessee banking corporation so to do.

Suzanne Hanson
Notary Public

My Commission



EXHIBIT "A"**DESCRIPTION
FOR TRACT TC-2B**

A TRACT OR PARCEL OF LAND CONTAINING 1.50 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T18-R7W, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCING AT THE ACCEPTED SOUTHWEST CORNER OF SAID SECTION 27; RUN THENCE

SOUTH 89 DEGREES 17 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 1012.65 FEET TO A POINT IN THE CENTERLINE OF GOODMAN ROAD; THENCE

NORTH 00 DEGREES 59 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 81.08 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY OF GOODMAN ROAD; THENCE

SOUTH 89 DEGREES 25 MINUTES 05 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY OF GOODMAN ROAD FOR A DISTANCE OF 188.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE

NORTH 00 DEGREES 07 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 401.42 FEET TO A POINT; THENCE

SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 163.11 FEET TO A POINT; THENCE

SOUTH 00 DEGREES 07 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GOODMAN ROAD; THENCE

NORTH 89 DEGREES 25 MINUTES 05 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF GOODMAN ROAD FOR A DISTANCE OF 163.09 FEET TO THE POINT OF BEGINNING.